

Planning Commission Report



MEETING DATE: December 1, 2004 ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Overall Text Amendment - 5-TA-2004**

REQUEST Request to initiate a text amendment to amend all Sections of the City of Scottsdale Zoning Ordinance (455).

APPLICANT CONTACT City of Scottsdale
480-312-7061
Kira Wauwie, Project Coordination Manager

BACKGROUND **History.**
In June and July 2004, the Planning Commission discussed concepts for the coming year's work plan. A letter was drafted from the Planning Commission to the City Council regarding these concepts. Some of the text amendment proposals included:

- Los Arcos area revitalization and text amendments to accomplish that goal.
- Amendment of the zoning ordinance to encourage investment, revitalization, and rehabilitation of properties built prior to the 1980's.
- Airpark employment center revitalization including zoning standards such as building height and mix of uses.
- Other smaller efforts that need updated in the Zoning Ordinance were also discussed.

CURRENT STATUS **Work Plan.**
During the City Council Fall Workshop series, the City Council identified as part of revitalization efforts a need to improve downtown parking (simplify/untangle parking credit system, better approach to business improvements, and bike parking). The text amendment for parking was initiated in April 2004 and staff anticipates bringing to the Planning Commission a draft in the first part of 2005. Another text amendment discussed and recently approved by the Planning Commission deals with signs.

Other items related to text amendments identified as part of work planning included:

- Continue efforts to revitalize Scottsdale south of Indian Bend Road (relates to R1-7 residential zoning district development standards).
- Airpark planning and reinvestment.
- Review and consider modifications to residential zoning and related uses of schools and churches with a use permit.

Additional Needs.

The Zoning Ordinance has been amended nearly 365 times over the last 45 years. These changes have occurred in an ad hoc basis and some were responsive to specific development situations. Some requirements and standards of the ordinance have never been changed and as such are outdated, lack relevance to today's development concepts, and are ineffective. These include definitions such as health and fitness studios, mixed-use, and after hour establishments.

Schedule Concept.

This initiation would allow for the development and updating of the Zoning Ordinance with overlapping schedules for unrelated topic areas. For example, while working on parking text amendment staff would also be preparing the amendment for simple changes to definitions identified above and others as needed. It could be possible to have either a study session text amendment discussion or a hearing agenda text amendment for consideration before the Planning Commission at each hearing. Finally, the Planning Commission, with a request to place proposed amendments on future agenda's and with a majority vote, can initiate amendments to the Zoning Ordinance utilizing this overall initiation. This would give direction for prioritizing Staff's work plan and schedule.

RESPONSIBLE**DEPT(S)**

Planning and Development Services Department

Current Planning Services

STAFF CONTACT(S)

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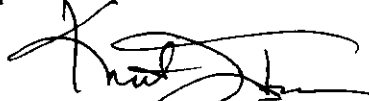
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